

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION  
SPECIAL MEETING AND WORKSHOP HELD NOVEMBER 3, 2021, 7:00 P.M., AT THE  
CITY COUNCIL CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Chair Melody Gayeski (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
---	---	--

**ITEMS OPENING MEETING**

**1. CALL TO ORDER**

**CHAIR GAYESKI**

Commissioner Gayeski called the meeting to order at 7:00 p.m.

**2. ROLL CALL**

**SECRETARY**

Present: Chair Gayeski, Vice Chair Macina, Commissioners Sies, Ambrose, Grant.  
Staff present: City Administrator Jones, Development Services Director Jolly, Permit Technician Barton, Planning/GIS Technician Bradley.

***NOTE: A change to the order of the meeting agenda was announced to begin the workshop at this time.***

**WORKSHOP:**

**5. Work session with Dark Skies Committee members regarding amendments to the City's outdoor lighting regulations.**

Dark Sky Committee members in attendance were: Mark Grossman, Colleen O'Brien, Ann Marie DaPrato, and David and Anne Morley. Commissioners and Committee members detailed the amendments to the outdoor lighting ordinance necessary for compliance with International Dark-Sky Association (IDA) certification requirements.

***Chair Gayeski called a recess to the workshop at 8:01 p.m. to continue with other agenda items as follows:***

**3. APPROVAL OF MINUTES**

October 6, 2021, regular meeting

A motion was made by Commissioner Sies and seconded by Vice Chair Macina to approve the minutes of October 6, 2021. The motion carried unanimously.

**4. CITIZENS COMMUNICATION**

There were no citizen comments.

## GENERAL BUSINESS AND ACTION ITEMS:

6. a. **PUBLIC HEARING on a request by Melisa Clement Designs, LLC, & Clement Properties, LLC, for a zoning classification change from “B-2” Business – General District to “R-1” Single Family Residential District in accordance with Chapter 14: Zoning, Section 14.02.065, of the Jonestown Code of Ordinances, for property located at 12411 Lone Mountain Pass (Lot 9 Lone Mountain Ranch Subd) Jonestown, Texas.**

There being no citizens in attendance wishing to be heard, Chair Gayeski closed the public hearing.

- b. **Discussion and possible action regarding the above request by Melisa Clement Designs, LLC, & Clement Properties, LLC, for a zoning classification change from “B-2” Business – General District to “R-1” Single Family Residential District.**

Commissioner Sies motioned to recommend Council approve the request by Melisa Clement Designs, LLC, & Clement Properties, LLC, for a zoning classification change from “B-2” Business-General District to “R-1” Single Family Residential District. Commissioner Ambrose seconded the motion, and the motion passed unanimously.

***NOTE: At this time, Chair Gayeski resumed the workshop with the Dark Sky Committee members.***

5. **Work session with Dark Skies Committee members regarding amendments to the City’s outdoor lighting regulations (continued).**

Commissioners and committee members continued discussion and completed their review of the amendments to the outdoor lighting regulations.

7. **Discussion and possible action regarding amending the City of Jonestown and Jonestown ETJ Chapter 3 outdoor lighting regulations for compliance with International Dark-Sky Association (IDA) certification requirements.**

Commissioner Sies motioned to recommend Council approve the outdoor lighting regulations as amended for compliance with IDA certification requirements. Commissioner Grant seconded the motion, and the motion passed unanimously.

The amendments will be provided to the city attorney, to be drafted into ordinance form and presented to the city council for consideration at a future meeting.

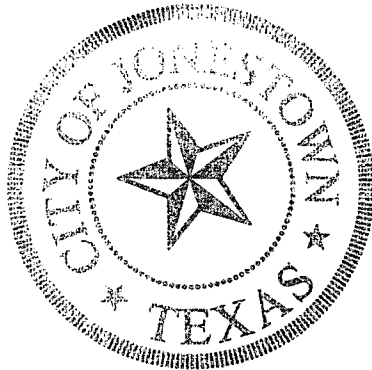
8. **Update from staff on current department activities.**

Development Services Director Jolly provided an update on new commercial and sign permits, short-term rental licensing renewals, progress on remodeling of moved-in homes on Lake Terrace, Leander and Center Streets, and residential permits.

## 9. ADJOURNMENT

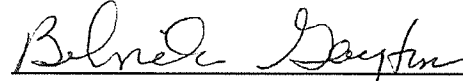
Commissioner Sies motioned to adjourn the meeting, seconded by Commissioner Ambrose. Chair Gayeski adjourned the meeting at 8:57 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON DECEMBER 1, 2021.**



  
\_\_\_\_\_  
Melody Gayeski, Chair

**ATTEST:**

  
\_\_\_\_\_  
Belinda Gaytan, City Secretary